

CONSERVATION EASEMENT

Attachment # 1b
Page 1 of 10

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this _____ day of January, 2002, by and between Canopy Roads Baptist Church, Inc. whose mailing address is 925 Bannerman Road, Tallahassee, Florida 32312 hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials. This clause is not intended to prevent the use of best management practices for sediment and erosion control or to prohibit the use of mulch.
3. Removal or destruction of trees, shrubs, or other vegetation. This clause is not intended to prohibit the removal of invasive species and minor trimming for maintenance as a Vegetation Management Plan as approved by the Director pursuant to Environmental Management Permit # LEM01-137 and Article VII, Chapter 10 of the Leon County Development Regulations.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Enforcement of the above prohibitions, outlined in 1 through 8 above shall not prohibit the following activities upon obtaining written approval from Leon County Growth Management;

- a. Maintenance activities by the Property Owner by means of manual labor only;
- b. Use of the property shall be limited to clearing the underbrush and/or limited clearing to allow for the placement of nature trails for walking, jogging and/or bicycling;

- c. Use of the property for additional stormwater treatment by means of above ground irrigation;
- d. Fencing and gates around the perimeter of the property.

Attachment # 1b.
Page 2 of 10

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement agreement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall insure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

WITNESSES

GRANTOR
Canopy Roads Baptist Church, Inc.

T.B. Robinson
Signature
Trent B. Robinson
Print Name

By: Dave Fiore
Dave Fiore
Administrative Team Member

Mark Stover
Signature
Mark Stover
Print Name

T.B. Robinson
Signature
Trent B. Robinson
Print Name
Mark Stover
Signature
Mark Stover
Print Name

By: Jim Mayne
Jim Mayne
Administrative Team Member

Joseph Wade
Signature
Joseph Wade
Print Name

Pamela Wade
Signature
Pamela Wade
Print Name

Trent B. Robin
Signature
Trent B. Robinson
Print Name

Mark Stanger
Signature
Mark Stanger
Print Name

Trent B. Robin
Signature
Trent B. Robinson
Print Name

Mark Stanger
Signature
Mark Stanger
Print Name

Matt Hall
Signature
Matt Hall
Print Name

Patti Lambdin
Signature
Patti Lambdin
Print Name

By: Kenny Wade
Kenny Wade
Administrative Team Member

By: G. H. Nicol
Graham Nicol
Administrative Team Member

By: Gordon LaMaster
Gordon LaMaster
Administrative Team Member

By: Alan Null
Alan Null
Administrative Team Member

Signature Trent B. Robinson
Print Name Trent B. Robinson
Signature Mark Staver
Print Name Mark Staver

By: Gary L. Cloud Attachment # 16
Page 4 of 16
Gary Cloud
Administrative Team Member

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of January, 2002, by Dave Fiore, of Canopy Roads Baptist Church, Inc., a Florida non-profit corporation, on behalf of the corporation. He She is personally known to me or has produced _____ as identification.



Angela A. Keaton
Notary Public Signature
Angela A. Keaton
Print or Type Name
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of January, 2002, by Jim Mayne, of Canopy Roads Baptist Church, Inc., a Florida non-profit corporation, on behalf of the corporation. He She is personally known to me or has produced _____ as identification.



Angela A. Keaton
Notary Public Signature
Angela A. Keaton
Print or Type Name
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of January, 2002, by Kenny Wade, of Canopy Roads Baptist Church, Inc., a Florida non-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.



Angela A. Keaton
Notary Public Signature

Angela A. Keaton
Print or Type Name
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of January, 2002, by Graham Nicol, of Canopy Roads Baptist Church, Inc., a Florida non-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.



Angela A. Keaton
Notary Public Signature

Angela A. Keaton
Print or Type Name
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of January, 2002, by Gordon LaMaster, of Canopy Roads Baptist Church, Inc., a Florida non-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

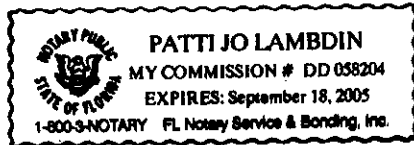


Angela A. Keaton
Notary Public Signature

Angela A. Keaton
Print or Type Name
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 18 day of January, 2002, by Alan Null, of Canopy Roads Baptist Church, Inc., a Florida non-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced Florida Driver L. as identification.



Patti Jo Lambdin
Notary Public Signature

Patti Jo Lambdin
Print or Type Name
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of January, 2002, by Gary Cloud, of Canopy Roads Baptist Church, Inc., a Florida non-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.



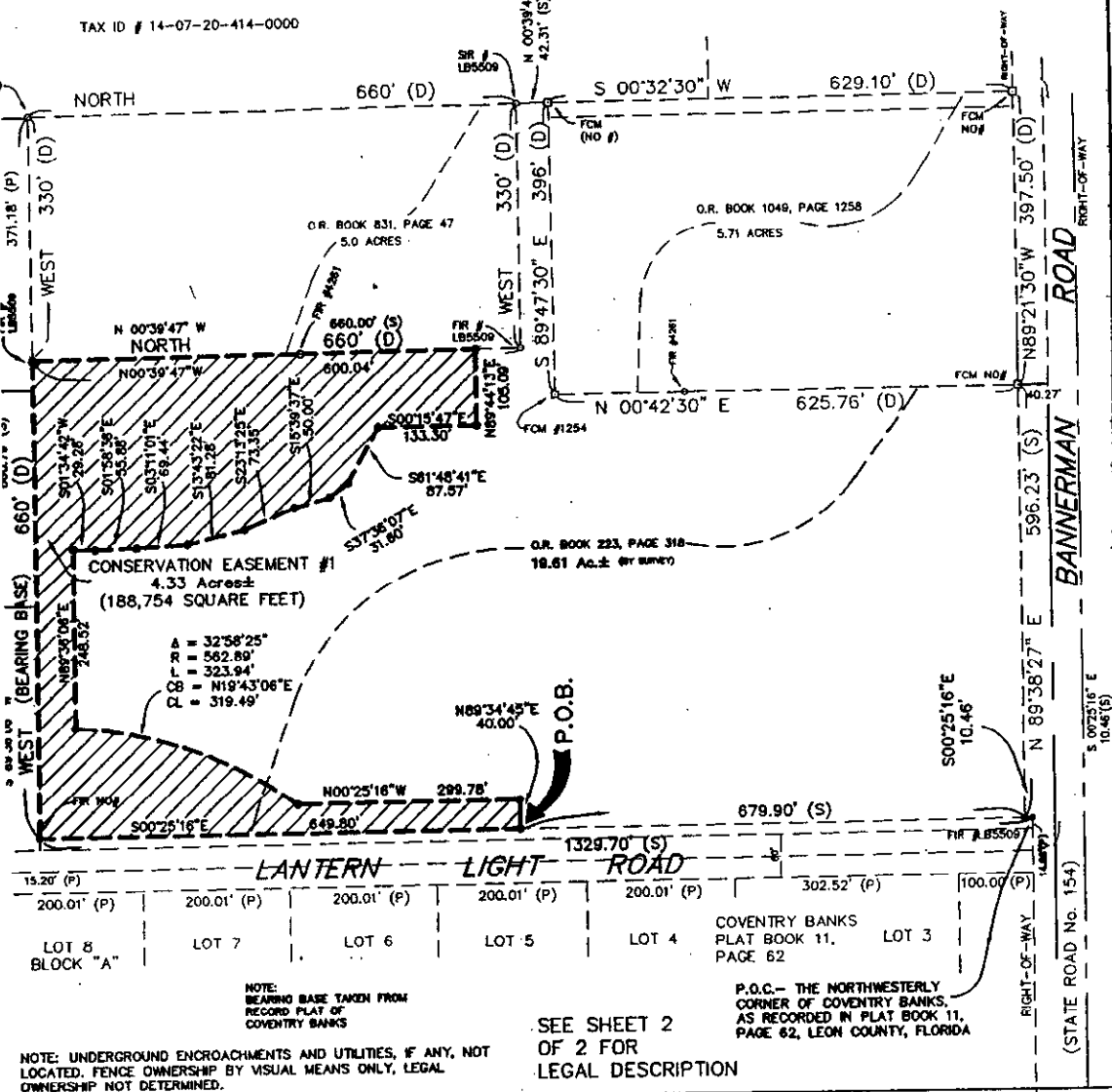
Angela A Keaton
Notary Public Signature

Angela A. Keaton
Print or Type Name
NOTARY PUBLIC
My Commission Expires:

This instrument was prepared by: Clayton A. Campbell
Moore Bass Consulting, Inc.
805 North Gadsden Street
Tallahassee, Florida 32303

SKETCH OF CONSERVATION EASEMENT #1

SCALE: 1"=200'
SOUTH BOUNDARY OF PROPERTY
BEARING BASED ON RECORD PLAT
OF COVENTRY BANKS, PB 11, PG. 62



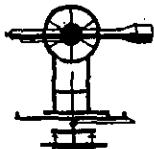
<p>NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY, LEGAL OWNERSHIP NOT DETERMINED.</p>		<p>NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.</p>	
<p>The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are records, unrecorded deeds, easements or other instruments which could affect the boundaries.</p>		<p>NOTE: UNLESS OTHERWISE DENOTED, ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.</p>	
<p>LEGEND: (GENERAL) FCM - FOUND CONCRETE MONUMENT (4" X 4") FIR - FOUND IRON ROD FIP - FOUND IRON PIPE FNA/C - FOUND NAIL & CAP S/N/C - SET NAIL & CAP ALB5509 SCM - SET CONCRETE MONUMENT #4018 S/N - SET S/N IRON ROD WITH CAP ALB5509 PRM - PERMANENT REFERENCE MONUMENT (P) - PLAT DISTANCE AND/OR BEARING (S) - SURVEY DISTANCE AND/OR BEARING (C) - CALCULATED DISTANCE AND/OR BEARING</p>		<p>LEGEND: (DISTANCES) ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD " = FEET.</p>	
<p>LEGEND: (LABELS) N - NORTH S - SOUTH ° - DEGREES ' - MINUTES " - SECONDS Δ - DELTA (CENTRAL ANGLE) L - CURVE LENGTH CL - CHORD LENGTH (CURVE) CB - CHORD BEARING (CURVE) P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT RW - RIGHT OF WAY</p>		<p>This property lies in zone <u>X</u> as determined by the Flood Insurance Rate Maps for LEON County, FL on Panel Number: <u>12073C0284 D</u> With an effective date of: <u>11/19/97</u></p>	

LAND SURVEYING
License LB #5509
CIVIL ENGINEERING
License EB #5509

GARY G. ALLEN
Registered Land Surveyor, Inc.
4101 Apalachee Parkway
Tallahassee, Florida 32311

Phone: (850)-877-0541
Fax: (850)-877-0041
E-mail: ggallen@supernet.net

<p>DESCRIPTION: SKETCH OF CONSERVATION EASEMENT #1 FOR A 19.61 ACRE PARCEL ON BANNERMAN ROAD</p>		<p>FOUNDATION ADDED: BY:</p> <p>FINAL ADDITIONS: BY:</p> <p>REVISION: BY:</p>
<p>SECTION: <u>7&8</u> TOWNSHIP: <u>2-NORTH</u> RANGE: <u>1-EAST</u> COUNTY: <u>LEON</u></p>	<p>SURVEY DATE: _____ FIELD BOOK NUMBER: _____ PAGE: _____ SCALE: <u>1"=200'</u> DRAWING FILE NAME: <u>97-658C.DWG</u> RECORDED IN: <u>O.R.</u> BOOK: <u>223</u> PAGE: <u>318</u> O&B No. <u>97-658</u></p>	<p>I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.</p> <p> GARY G. ALLEN, P.S.M. Professional Surveyor & Mapper Florida Registration No: 4016</p> <p>Date: <u>12-13-2001</u></p> <p>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.</p> <p>SHEET <u>1</u> OF <u>2</u></p>



GARY GEE ALLEN
REGISTERED LAND SURVEYOR, INC.
LAND SURVEYING - CIVIL ENGINEERING

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA 32311

GARY ALLEN, P.L.S., President
 G.J. ALLEN, V.P.
 MARK T. HENDERSON, P.L.S., V.P.
 R. MICHAEL LATIMER, P.E., V.P.
 ROBERT DILWORTH, P.L.S.

PHONE: (904) 877-0541
 FAX NO.: (904) 877-0041
 E-MAIL: GGALLEN@SUPERNET.NET

Attachment # 1b.Page 8 of 10**LEGAL DESCRIPTION****Conservation Easement #1**

Commence at an iron rod (found) at the Northwesterly corner of Coventry Banks, a subdivision as per map or plat thereof recorded in Plat Book 11, Page 62 of the Public Records of Leon County, Florida and run thence South 00 degrees 25 minutes 16 seconds East along the West right of way boundary of said Coventry Banks a distance of 10.46 feet to an iron rod (found #b5509); thence continue South 00 degrees 25 minutes 16 seconds East along the West boundary of said Coventry Banks a distance of 679.90 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue South 00 degrees 25 minutes 16 seconds East along said West right of way boundary of Coventry Banks a distance of 649.80 feet; thence leaving said West right of way boundary run South 89 degrees 36 minutes 06 seconds West along the North boundary of Coventry Banks (bearing base for this description) a distance of 660.79 feet; thence leaving said boundary run North 00 degrees 39 minutes 47 seconds West 600.04 feet; thence North 89 degrees 44 minutes 13 seconds East 105.09 feet; thence South 00 degrees 15 minutes 47 seconds East 133.30 feet; thence South 61 degrees 48 minutes 41 seconds East 87.57 feet; thence South 37 degrees 36 minutes 07 seconds East 31.60 feet; thence South 15 degrees 39 minutes 37 seconds East 50.00 feet; thence South 23 degrees 13 minutes 25 seconds East 73.35 feet; thence South 13 degrees 43 minutes 22 seconds East 81.28 feet; thence South 03 degrees 11 minutes 01 seconds East 69.44 feet; thence South 01 degrees 58 minutes 38 seconds East 55.88 feet; thence South 01 degrees 34 minutes 42 seconds West 29.28 feet; thence North 89 degrees 36 minutes 06 seconds East 248.52 feet to a point on a curve concave to the Southeast; thence run Northeasterly along said curve having a radius of 562.89 feet, through a central angle of 32 degrees 58 minutes 25 seconds, for an arc distance of 323.94 feet (the chord of said curve bears North 19 degrees 43 minutes 06 seconds East 319.49 feet); thence North 00 degrees 25 minutes 16 seconds West 299.78 feet; thence North 89 degrees 34 minutes 45 seconds East 40.00 feet to the POINT OF BEGINNING; containing 4.33 acres (188,754 square feet), more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries. I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

This surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

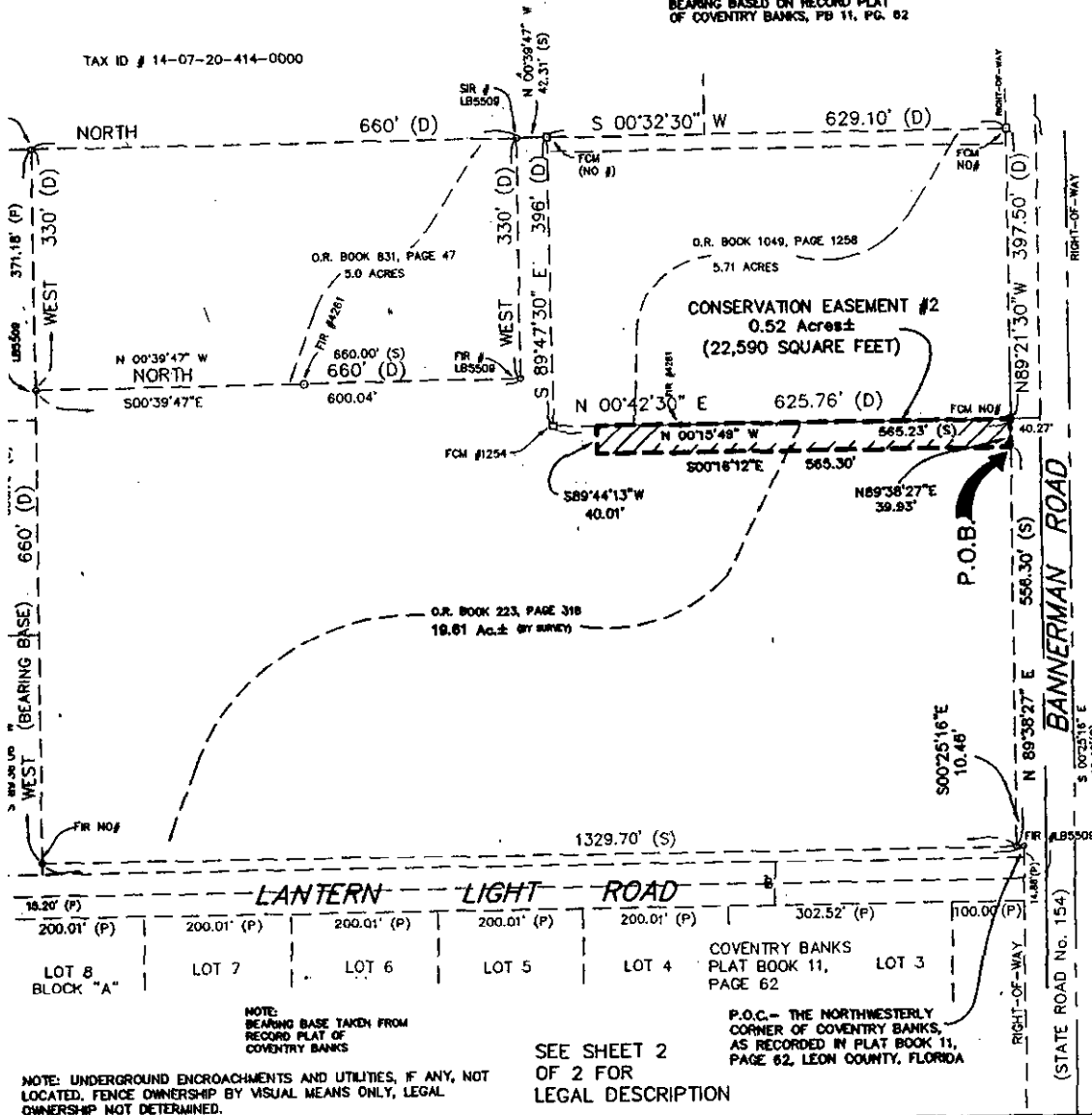
Gary G. Allen 12-13-2001

Gary G. Allen, P.S.M. date:
 Professional Surveyor & Mapper
 Florida Certification No. 4016

Date: 12/12/01
 Job No.: 97-658
 Sheet 2 of 2

SKETCH OF CONSERVATION EASEMENT #2

TAX ID # 14-07-20-414-0000

SCALE: 1"=200'
SOUTH BOUNDARY OF PROPERTY
BEARING BASED ON RECORD PLAT
OF COVENTRY BANKS, PB 11, PG. 62

LAND SURVEYING
License LB #5509
CIVIL ENGINEERING
License EB #5509



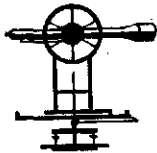
GARY G. ALLEN
Registered Land Surveyor, Inc.
4101 Apalachee Parkway
Tallahassee, Florida 32311

Phone: (850)-877-0541
Fax: (850)-877-0041
E-mail: ggallen@supernet.net

DESCRIPTION: SKETCH OF CONSERVATION EASEMENT #2		FOUNDATION ADDED: BY:
FOR A 19.61 ACRE PARCEL ON BANNERMAN ROAD		FINAL ADDITIONS: BY:
SECTION: <u>700</u>		REVISION: BY:
TOWNSHIP: <u>2-NORTH</u>	SURVEY DATE:	UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
RANGE: <u>1-EAST</u>	FIELD BOOK NUMBER:	
COUNTY: <u>LEON</u>	PAGE:	
RECORDED IN <u>O.R.</u>	SCALE: <u>1"=200'</u>	
BOOK: <u>223</u>	DRAWING FILE NAME: <u>97-658.DWG</u>	SHEET <u>1</u> OF <u>2</u>
PAGE: <u>318</u>	RECEIVED:	
JOB No. <u>97-658</u>		

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

Gary G. Allen 12-13-01
GARY G. ALLEN, P.S.M.
Professional Surveyor & Mapper
Florida Registration No: 4016



GARY GEE ALLEN
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 ROBERT DILWORTH, P.L.S.

PHONE: (904) 877-0541
 FAX NO.: (904) 877-0041
 E-MAIL: GGALEN@SUPERNET.NET

LEGAL DESCRIPTION**Conservation Easement #2**

Commence at an iron rod (found) at the Northwesterly corner of Coventry Banks, a subdivision as per map or plat thereof recorded in Plat Book 11, Page 62 of the Public Records of Leon County, Florida and run thence South 00 degrees 25 minutes 16 seconds East along the West right of way boundary of said Coventry Banks a distance of 10.46 feet to an iron rod (found #1b5509) on the South right of way boundary of Bannerman Road; thence run South 89 degrees 38 minutes 27 seconds West along said South boundary of Bannerman Road a distance of 566.30 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run South 00 degrees 16 minutes 12 seconds East 565.30 feet; thence South 89 degrees 44 minutes 13 seconds West 40.01 feet; thence North 00 degrees 15 minutes 49 seconds West 565.23 feet; thence North 89 degrees 38 minutes 27 seconds East 39.93 feet to the POINT OF BEGINNING; containing 0.52 acres (22,590 square feet), more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries. I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code. This surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Gary G. Allen

12-13-2001

Gary G. Allen, P.S.M. date:
 Professional Surveyor & Mapper
 Florida Certification No. 4016